

OB117132  
#10

**ORDINANCE \_\_\_\_\_**

AN ORDINANCE relating to the City Light Department; accepting Deeds to the Blacks Wholesale Distributing, Inc., in King County and the Goodyear Nelson, Granstrom, Mulberg, Petrich, Thompson, and Riverland LLC properties in Skagit County, Washington, for salmonid habitat protection purposes, ratifying the grants of Deeds of Right to the State of Washington on the Granstrom, Petrich and Thompson properties for salmon recovery and conservation purposes; placing said lands under the jurisdiction of the City Light Department; and ratifying and confirming certain prior acts.

WHEREAS, Ordinance 121114 authorizes the Superintendent of City Light, within and subject to appropriation authority and based on appraised market value, to negotiate for and purchase parcels of land in the Skagit River and the Tolt/Snoqualmie River watersheds in furtherance of the City's Early Action Program, which was approved by Resolution 29905; and

WHEREAS, under authority of Ordinance 121114, City Light acquired the Blacks Wholesale Distributing, Inc., in the Tolt watershed, and the Goodyear Nelson, Granstrom, Mulberg, Petrich, Thompson, and Riverland LLC properties in the Skagit River watershed, respectively; and

WHEREAS, under authority of Ordinance 123362, the Salmon Recovery Funding Board Grants ("SRFB Grant") from the State of Washington used for purchases under this program in 2009-2010 were accepted, increasing City Light's budget authority; and

WHEREAS, City Light's purchase of the Granstrom, Petrich, and Thompson properties were counted as match towards the SRFB grants used for purchases under this program in 2009-2010; and

WHEREAS, the SRFB Grants required City Light to convey Deeds of Right to the State of Washington, which includes conditions for purposes of salmon recovery and conservation under which properties purchased with grant funds may be used or sold; NOW, THEREFORE,

**BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:**

Section 1. The Statutory Warranty Deed executed by Blacks Wholesale Distributing, Inc., on August 24, 2009, as Grantor, recorded under King County Auditor's File Number



1 20090828001948, a copy of which is included as Attachment A, conveying approximately 0.5  
2 acres located along the Tolt River to the City Light Department, is hereby accepted; and the real  
3 property conveyed therein is placed under the jurisdiction of the City Light Department.

4 Section 2. The Statutory Warranty Deed executed by the Goodyear Nelson Hardwood  
5 Lumber Company as Grantor, recorded under Skagit County Auditor's File Number  
6 201010290075, a copy of which is included as Attachment B, conveying approximately 7 acres  
7 located along the Skagit River to the City Light Department, is hereby accepted; the real property  
8 conveyed therein is placed under the jurisdiction of the City Light Department.

9 Section 3. The Statutory Warranty Deed executed by William D. Granstrom and  
10 Catherine C. Granstrom, husband and wife, as Grantors, recorded under Skagit County Auditor's  
11 File Number 201007270047, a copy of which is included as Attachment C, conveying  
12 approximately 56 acres located along the Sauk River to the City Light Department, is hereby  
13 accepted; the real property conveyed therein is placed under the jurisdiction of the City Light  
14 Department; and the Deed of Right executed by the City Light Department on July 27, 2010, as  
15 Grantor, recorded under Skagit County Auditor's File Number 201008020111, a copy of which  
16 is included as Attachment D, is hereby ratified in fulfillment of SRFB Grant, Project Number  
17 07-1783P.

18 Section 4. The Statutory Warranty Deed executed by Clifford R. Mulberg as Grantor,  
19 recorded under Skagit County Auditor's File Number 201007300097, a copy of which is  
20 included as Attachment E, conveying approximately 1 acre located along the Skagit River to the  
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1 City Light Department, is hereby accepted; the real property conveyed therein is placed under the  
2 jurisdiction of the City Light Department.

3 Section 5. The Statutory Warranty Deed executed by Richard M. Petrich and Lorelie  
4 S. Petrich, husband and wife, as Grantors, recorded under Skagit County Auditor's File Number  
5 200909240089, a copy of which is included as Attachment F, conveying approximately 9 acres  
6 located along the Skagit River to the City Light Department, is hereby accepted; the real property  
7 conveyed therein is placed under the jurisdiction of the City Light Department; and the Deed of  
8 Right executed by the City Light Department on November 17, 2010, as Grantor, recorded under  
9 Skagit County Auditor's File Number 201011220162, a copy of which is included as Attachment  
10 G, is hereby ratified in fulfillment of SRFB Grant, Project Number 09-1448A.

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13 Section 6. The Statutory Warranty Deed executed by Barbara A. Thompson, as  
14 Grantor, recorded under Skagit County Auditor's File Number 201008060026, a copy of which  
15 is included as Attachment H, conveying approximately 212 acres located along the Skagit River  
16 to the City Light Department, is hereby accepted; the real property conveyed therein is placed  
17 under the jurisdiction of the City Light Department; and the Deed of Right executed by the City  
18 Light Department on July 29, 2010, as Grantor, recorded under Skagit County Auditor's File  
19 Number 201008060027, a copy of which is included as Attachment I, is hereby ratified in  
20 fulfillment of SRFB Grant, Project Number 09-1450C.

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23 Section 7. The Statutory Warranty Deed executed by Riverland LLC as Grantor,  
24 recorded under Skagit County Auditor's File Number 201008030065, a copy of which is  
25 included as Attachment J, conveying approximately 22 acres located along the Skagit River to  
26



1 the City Light Department, is hereby accepted; the real property conveyed therein is placed under  
2 the jurisdiction of the City Light Department.

3 Section 8. Any act pursuant to the authority and prior to the effective date of this  
4 ordinance is hereby ratified and confirmed.

5  
6 Section 9. This ordinance shall take effect and be in force 30 days after its approval by  
7 the Mayor, but if not approved and returned by the Mayor within ten days after presentation, it  
8 shall take effect as provided by Seattle Municipal Code Section 1.04.020.

9 Passed by the City Council the \_\_\_\_ day of \_\_\_\_\_, 2011, and  
10 signed by me in open session in authentication of its passage this  
11 \_\_\_\_ day of \_\_\_\_\_, 2011.

12  
13 \_\_\_\_\_  
14 President \_\_\_\_\_ of the City Council

15  
16 Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2011.

17  
18 \_\_\_\_\_  
19 Michael McGinn, Mayor

20  
21 Filed by me this \_\_\_\_ day of \_\_\_\_\_, 2011.

22  
23 \_\_\_\_\_  
24 City Clerk

25 (Seal)



Denise Krownbell  
SCL ESA Lands Deed Acceptance ORD  
February 3, 2011  
Version 1a

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Attachments:

- Attachment A: Statutory Warranty Deed, 20090828001948
- Attachment B: Statutory Warranty Deed, 201010290075
- Attachment C: Statutory Warranty Deed, 201007270047
- Attachment D: Deed of Right to Use Land for Salmon Recovery, 201008020111
- Attachment E: Statutory Warranty Deed, 201007300097
- Attachment F: Statutory Warranty Deed, 200909240089
- Attachment G: Deed of Right to Use Land for Salmon Recovery, 201011220162
- Attachment H: Statutory Warranty Deed, 20100806026
- Attachment I: Deed of Right to Use Land for Salmon Recovery, 201008060027
- Attachment J: Statutory Warranty Deed, 201008030065



**Return Address:**  
Seattle City Light  
P.O. Box 34023  
Seattle, WA 98124-4023  
Attn: Mary Davis



**20090828001948**

OLD REPUBLIC T WD 66.00  
PAGE-001 OF 005  
08/28/2009 15:34  
KING COUNTY, WA



**E2406195**

08/28/2009 15:33  
KING COUNTY, WA  
TAX \$539.00  
SALE \$30,000.00

PAGE-001 OF 001

Please print or type information

**Document Title(s)** (or transactions contained therein): (all areas applicable to your document must be filled in)

Statutory Warranty Deed

**Reference Number(s) of Documents assigned or released:**

Additional reference #'s on page \_\_\_\_\_ of document

ORT-CS 26 4313  
5 64-

**Grantor(s)** (Last name, first name, initials)

1. Blacks Wholesale Distributing, Inc., a Washington corporation, Who acquired title as Blacks-Industrial, Inc., a Washington Corporation

Additional names on page \_\_\_\_\_ of document.

**Grantee(s)** (Last name first, then first name and initials)

1. City of Seattle

2. \_\_\_\_\_

Additional names on page \_\_\_\_\_ of document.

**Legal description** (abbreviated: i.e. lot, block, plat or section, township, range)

Lot 12, Tolt River Chalet Tract, Vol. 85, pg. 16

Additional legal is on page \_\_\_\_\_ of document.

**Assessor's Property Tax Parcel/Account Number**

Assessor Tax # not yet assigned

865680-0120-08

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.



AFTER RECORDING MAIL TO:  
Seattle City Light  
Real Estate Services  
Attention: Mary Davis  
700 5th Avenue, Suite 3300  
P O Box 34023  
Seattle, WA. 98124-4023  
Filed for Record at Request of:



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**STATUTORY WARRANTY DEED**

**THE GRANTOR(S) BLACKS WHOLESALE DISTRIBUTING, INC., a Washington corporation who acquired title as BLACKS-INDUSTRIAL, INC., a Washington corporation, for and in consideration of Ten Dollars and other good and valuable considerations, in hand paid, conveys, and warrants to CITY OF SEATTLE ACTING BY AND THROUGH SEATTLE CITY LIGHT the following described real estate, situated in the County of King, State of Washington:**

Abbreviated Legal Description: Lot 12, TOLT RIVER CHALET TRACT, and more fully described on attached Exhibit "A"

SUBJECT TO: Easements, Reservations, Covenants, Conditions, Restrictions and Agreements of record, and fully set forth under attached Exhibit 'B'

Assessor's Property Tax Parcel/Account Number: 865680-0120-08

Dated: 8/24/09



Blacks Wholesale Distributing, Inc.

By: *Rolland B. Johnson*  
Rolland B. Johnson, President

(Entity)

STATE OF WASHINGTON )

) -ss

COUNTY OF KING )

I certify that I know or have satisfactory evidence that Rolland B. Johnson, is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath and stated that he is authorized to execute the instrument and acknowledged it as the President of BLACKS WHOLESALE DISTRIBUTING, INC., a Washington corporation who acquired title as BLACKS-INDUSTRIAL, INC., a Washington corporation the to be the free and voluntary act of such party for the uses and purposes mentioned in this instrument.

Dated: Aug 24, 09

*Dale Belouch* Spokane County

Notary Public in and for the state of Washington

My appointment expires: 11-09-12



**EXHIBIT "A"**

**LOT 12, TOLT RIVER CHALET TRACT, ACCORDING TO THE PLAT THEREOF  
RECORDED IN VOLUME 85 OF PLATS, PAGES 16 AND 17, RECORDS OF  
KING COUNTY, WASHINGTON.**

**SITUTATE IN THE COUNTY OF KING, STATE OF WASHINGTON**

**EXHIBIT 'B'**

Covenants, conditions, restrictions, easements, provisions dedications and matters delineated or disclosed by the plat of Tolt River Chalet Tract; Refer to the plat for full particulars. Said Plat recorded April 30, 1968 in Book 85 of Official Records, Page 16 - 17 under Recording Number 6340974.

Any prohibition or limitation on the use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any waters which may cover the land or any portion thereof.

Rights of the State of Washington in and to that portion of said premises, if any, lying in the bed of Tolt River.

Rights of the public to unrestricted use of a navigable body of water including, but not limited to navigation, recreational use, and fishing, whether or not the level of the water has been raised or lowered naturally or artificially to a maintained or fluctuating level.

Any easement for water course over that portion of said land lying within the banks of Tolt River and any changes in the boundary lines of said land that have occurred or may hereafter occur from natural causes.

**END OF EXHIBIT 'B'**



201010290075

Skagit County Auditor

10/29/2010 Page 1 of 7 10:19AM

**AFTER RECORDING MAIL TO:**

Seattle City Light  
Real Estate Services, SMT 3012  
Attention: Mary Davis  
700 - 5<sup>th</sup> Ave., Suite 3300  
P.O. Box 34023  
Seattle, WA 98124-9871

Filed for Record at Request of:

LAND TITLE OF SKAGIT COUNTY

134143.06

**STATUTORY WARRANTY DEED**

**THE GRANTOR, GOODYEAR NELSON HARDWOOD LUMBER COMPANY, a Washington corporation** for and in consideration of Ten Dollars and other good and valuable consideration, in hand paid, conveys and warrants to the **CITY OF SEATTLE, a Municipal corporation acting by and through its City Light Department**, the following described real estate legally described in Exhibit A. The parties desire to aggregate said parcel identified in Exhibit A to the parcels as more specifically described in Exhibit B, and the resulting legal descriptions after aggregation are shown in Exhibit C. All three exhibits are attached hereto and by this reference made a part hereof. The boundary adjustment is not for the purpose of creating an additional building lot, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn NE ¼ of NW ¼, 35-35-5 E W.M., more fully described in Exhibit A.

**SUBJECT TO:** Easements, Reservations, Covenants, Conditions, Restrictions and Agreements of record.

Assessor's Property Tax Parcel/Account Number: formerly a portion of P40701 and now described as P130015 aggregated with P40237 and P40238 by means of a boundary line adjustment.

3299  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

OCT 28 2010

Amount Paid \$ 717.00 Attachment B to the SCL ESA Lands Deed Acceptance ORD  
By Skagit Co. Treasurer Deputy



UNOFFICIAL

Dated this 27TH day of October, 2010.

GOODYEAR NELSON HARDWOOD LUMBER  
COMPANY, a Washington Corporation

By: *Paul Kriegel*  
Paul Kriegel, Resource Manager

STATE OF WASHINGTON )  
 )-ss  
COUNTY OF SKAGIT )

On this 27TH day of ~~OCTOBER~~ <sup>OCTOBER</sup> ~~XXIX~~, 2010, before me personally appeared Paul Kriegel, to me known to be the Resource Manager and authorized agent of the corporation that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed is the corporate seal of said corporation.

In Witness Whereof I have hereunto set my hand and affixed my official seal the day and year first above written.

Dated: OCTOBER 27, 2010

*Karen Ashley*  
Name: KAREN ASHLEY  
Notary Public in and for the state of Washington  
My appointment expires: 9/11/2014

BOUNDARY ADJUSTMENT  
Reviewed and approved *[Signature]*  
in accordance with S.C. SKAGIT COUNTY  
Code Chapter 14.18  
*Brad Roeder*  
SKAGIT CO. PLANNING & PERMIT CNTR  
Date: 10/27/2010



## EXHIBIT A

The following describes the land to be transferred to the City of Seattle, by and through the Seattle City Light Department (new parcel no. P130015):

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 35 North, Range 5 East, W.M. lying Northerly of the Northerly line of the right of way for the South Skagit Highway, as conveyed to Skagit County by deeds recorded January 30, 1958 and July 21, 1970, under Auditor's File Nos. 561252, 561253 and 741401, respectively, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

(Said new parcel No. P130015 was formerly a portion of the property (existing parcel no. P40701) described as follows:

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 35 North, Range 5 East, W.M., lying Northerly and Westerly of East Gilligan Road as currently located and established.

EXCEPT that parcel as conveyed by the Sedro Woolley School District by deed recorded under Auditor's file number 390481 records of Skagit County.

AND ALSO EXCEPT the right of way for the South Skagit Highway, as conveyed to Skagit County by deeds recorded January 30, 1958 and July 21, 1970, under Auditor's File Nos. 561252, 561253 and 741401, respectively, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.)

**EXHIBIT B**

**Description of Existing Parcels Nos. P40237 and P40238  
Before Boundary Line Adjustment**

PARCEL "A":

That portion of the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 35 North, Range 5 East, W.M., lying Southerly of an unnamed slough, as it presently exists,

EXCEPT the East 800 feet thereof.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

The East 800 feet of that portion of the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 35 North, Range 5 East, W.M, lying Southerly of an unnamed slough, as it presently exists.

TOGETHER WITH that easement for road and utilities as granted to Michael Leroy Darland and Myrna Darland, their successors and assigns, by instrument dated November 29, 1968 and recorded under Auditor's File No. 721509, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

## EXHIBIT C

### Resulting Legal Descriptions After Boundary Line Adjustment

#### Parcel No. P40701 After Boundary Line Adjustment:

That portion of the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 35 North, Range 5 East, W.M., lying Northerly and Westerly of East Gilligan Road as currently located and established.

EXCEPT that parcel as conveyed by the Sedro Woolley School District by deed recorded under Auditor's file number 390481 records of Skagit County.

ALSO EXCEPT that portion of the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 35 North, Range 5 East, W.M., lying Northerly of the Northerly line of the right of way for the South Skagit Highway, as conveyed to Skagit County by deeds recorded January 30, 1958 and July 21, 1970, under Auditor's File Nos. 561252, 561253 and 741401, respectively, records of Skagit County, Washington.

AND ALSO EXCEPT the right of way for the South Skagit Highway, as conveyed to Skagit County by deeds recorded January 30, 1958 and July 21, 1970, under Auditor's File Nos. 561252, 561253 and 741401, respectively, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

#### Aggregated Parcels P40237 and P40238 and P130015 after Boundary Line Adjustment:

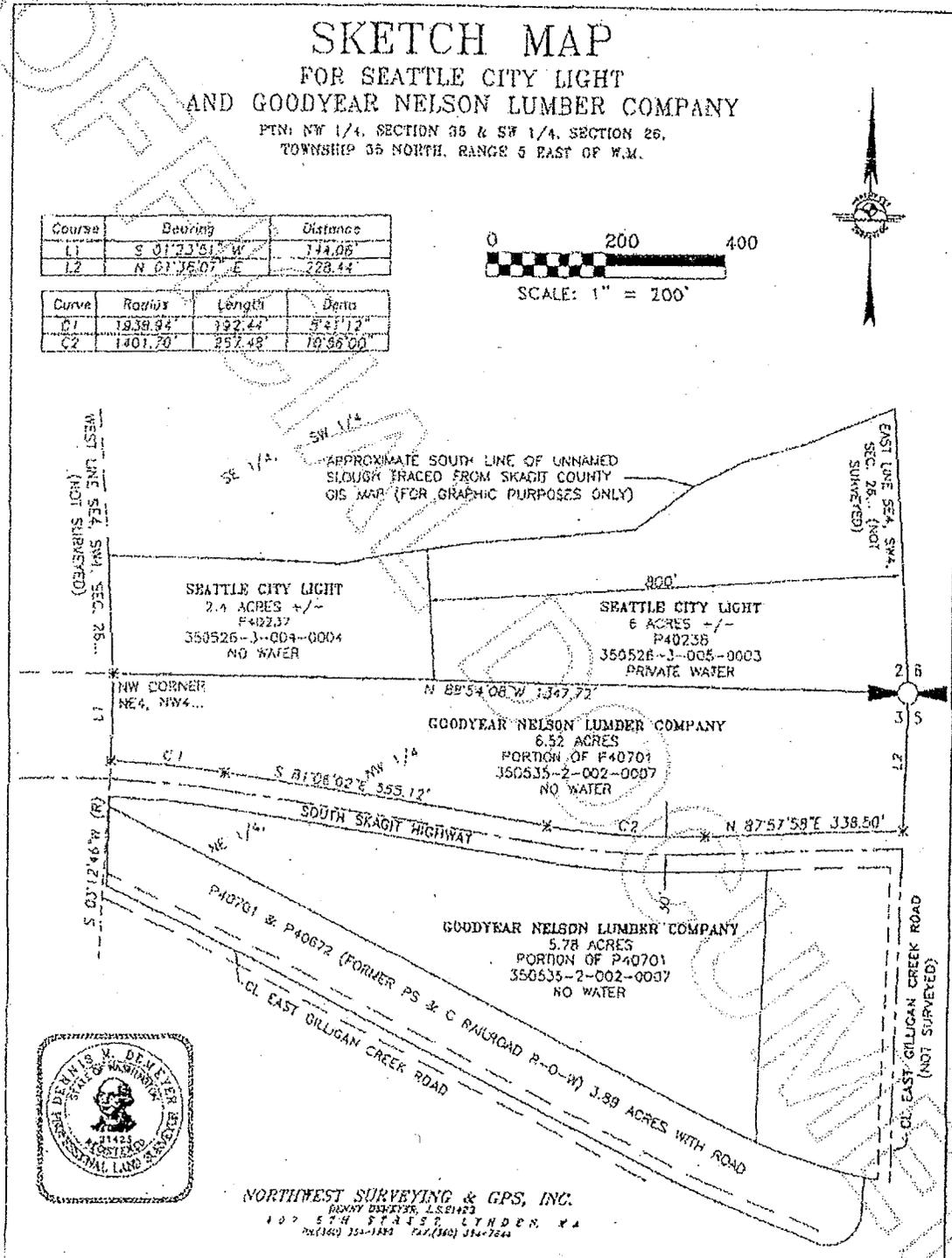
That portion of the Southeast 1/4 of the Southwest 1/4 of Section 26, Township 35 North, Range 5 East, W.M., lying Southerly of an unnamed slough, as it presently exists,

TOGETHER WITH that portion of the Northeast 1/4 of the Northwest 1/4 of Section 35, Township 35 North, Range 5 East, W.M., lying Northerly of the Northerly line of the right of way for the South Skagit Highway, as conveyed to Skagit County by deeds recorded January 30, 1958 and July 21, 1970, under Auditor's File Nos. 561252, 561253 and 741401, respectively, records of Skagit County, Washington.

ALSO TOGETHER WITH that easement for road and utilities as granted to Michael Leroy Darland and Myrna Darland, their successors and assigns, by Instrument dated November 29, 1968 and recorded under Auditor's File No. 721509, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

**Before Boundary Line Adjustment**



**NORTHWEST SURVEYING & GPS, INC.**  
 DENISE KROWN BELL, L.S. 31423  
 107 5TH ST. S. STE. 100, LYNDEN, WA  
 PH: (360) 334-1199 FAX: (360) 334-7244





AFTER RECORDING MAIL TO:  
Seattle City Light  
Real Estate Services, SMT 3012  
Attention: Mary Davis  
700 - 5<sup>th</sup> Ave., Suite 3300  
P.O. Box 34023  
Seattle, WA 98124-9871



201007270047  
Skagit County Auditor

7/27/2010 Page 1 of 5 11:54AM

Filed for Record at Request of:  
LAND TITLE OF SKAGIT COUNTY

135096

### STATUTORY WARRANTY DEED

**THE GRANTOR(S)** William D. Granstrom and Catherine C. Granstrom, husband and wife, for and in consideration of Ten Dollars and other good and valuable considerations, in hand paid, conveys, and warrants to **CITY OF SEATTLE, a Municipal corporation acting by and through the Seattle City Light Department**, the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal: Ptn SW1/4NE1/4; Ptn SE1/2NW1/4; & GL@, All In 11-34-9 E W.M. and fully set forth on page 3, as Exhibit A.

**SUBJECT TO:** Easements, Reservations, Covenants, Conditions, Restrictions and Agreements of record including matters disclosed under the attached Exhibit B at page 3.

Assessor's Property Tax Parcel/Account Number: P30886, P30889, and P30890

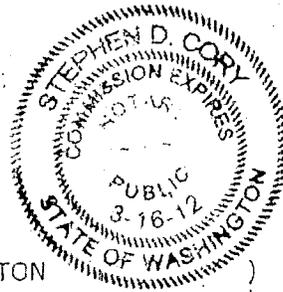
2248  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 27 2010

Amount Paid \$ 4259.20  
Skagit Co. Treasurer  
By Deputy



Dated: 6/29/2010



By: William D. Granstrom  
William D. Granstrom

By: Catherine C. Granstrom  
Catherine C. Granstrom

STATE OF WASHINGTON )  
COUNTY OF King )-ss

I certify that I know or have satisfactory evidence that William D. Grantstrom and Catherine C. Granstrom, are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 6/29/2010

Name: Stephen D. Cory  
Notary Public in and for the state of Washington  
My appointment expires: 3-16-12



**EXHIBIT B**

1. Any question that may arise due to shifting or change in the course of the river or creek herein named, or due to said river or creek having changed its course: Sauk River.
2. Right of the State of Washington in and to that portion of said premises, I any, lying in the bed of the Sauk River.
3. Lot Certification and the terms and conditions thereof recorded February 8, 2010 under Auditor's File No.: 201002080088 (Affects Parcel "A").
4. Lot Certification and the terms and conditions thereof recorded February 8, 2010 under Auditor's File No.: 201002080089

**End of Exhibit "B"**



201007270047  
Skagit County Auditor



**EXHIBIT A**  
Legal Description

PARCEL "A":

Government Lot 2, and the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 11, Township 34 North, Range 9 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 11, Township 34 North, Range 9 East, W.M., lying between the present East boundary of the Sauk Valley Road No. XCII and the West boundary of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of said Section 11, and more particularly described as follows:

Beginning at the center of said Section 11, Township 34 North, Range 9 East, W.M.;  
thence West a distance of 34.4 feet to the East boundary of said Sauk Valley County Road;  
thence along the Easterly boundary of said County road, North  $18^{\circ}30'$  West 383 feet;  
thence North  $32^{\circ}30'$  West 275.7 feet;  
thence North  $16^{\circ}00'$  West 89.9 feet;  
thence North  $2^{\circ}30'$  East 279 feet;  
thence North  $26^{\circ}00'$  East 165.7 feet;  
thence North  $29^{\circ}00'$  West 143.7 feet;  
thence North  $89^{\circ}00'$  East 294.0 feet to the Northeast corner of said Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$ ;  
thence South  $0^{\circ}52'$  East along the East line of said Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  1222.5 feet to the point of beginning.

TOGETHER WITH a perpetual right-of-way and easement for water line from a spring located approximately 40 feet East of County road along the West line of tract hereinafter described and 600 feet South of the North line of said tract; to go along the pipe line as it existed on September 16, 1960, from said spring to the North line of the tract hereinafter described.

AND AN EASEMENT to enter upon said tract to inspect, repair and maintain said pipe line;

AND AN EASEMENT for the exclusive use of water from said spring and right to enter upon said tract to inspect, maintain, repair and install anything necessary to the appropriation of water from said spring, all as set forth and reserved in Deed from Ben B. Gross, et ux. to William G. Reed, et al. as Trustees of the Simpson Employees Retirement Trust dated September 16, 1960, filed September 22, 1960, as File No. 599052 and recorded in Volume 312 of Deeds, at page 12, covering the following described line:

That portion of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of Section 11, Township 34 North, Range 9 East, W.M., lying Easterly of County road.

Attachment C to the SCL ESA Lands Deed Acceptance ORD

EXCEPT County road right-of-way;

- continued -



PARCEL "B" Continued:

AND EXCEPT the following described tract:

Beginning at the Northeast corner of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  ;  
thence South 742.5 feet;  
thence West 660 feet;  
thence North to a point 20 feet South of the North line of said North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$ ;  
thence West parallel with the North line of said North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  to intersect with the old  
County road;  
thence Northerly along said County road to the North line of said North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  ;  
thence East to the true point of beginning.

Situate in the County of Skagit, State of Washington.

Attachment C to the SCL ESA Lands Deed Acceptance ORD



201007270047  
Skagit County Auditor



Denise Krownbell  
SCL ESA Lands Deed Acceptance ATT C  
February 3, 2011  
Version 1



After recording, please return to:

Washington State Salmon Recovery Funding Board  
Interagency Committee for Outdoor Education  
P.O. Box 40917  
Olympia, WA 98504-0917



201008020111  
Skagit County Auditor

8/2/2010 Page 1 of 4 3:48PM

LAND TITLE OF SKAGIT COUNTY

135096-0

Document Title: Deed of Right to Use Land For Salmon Recovery

Grantor: City of Seattle, acting by and through Seattle City Light Department

Grantee: Washington State

Abbreviated Legal: Ptn SW ¼ NE 1/4; Ptn SE ½ NW 1/4; & Govt. Lot 2, All In 11-34-9 E W.M. and fully set forth on pages 2 and 3. Situated in the County of Skagit, State of Washington

Assessor's Property Tax Parcel/Account Numbers: P30886, P30889, and P30890

COMPTROLLER  
Real Estate Division

AUG 02 2010

**DEED OF RIGHT TO USE LAND FOR  
SALMON RECOVERY**

The Grantor, Seattle City Light for and in consideration of monies coming in whole or in part from the Salmon Recovery Funding Board of the State of Washington and in fulfillment of terms of the Project Agreement identified below, conveys and grants to the State of Washington individually and as the representative of the people of the State, the right to use the real property described below forever for salmon recovery and conservation purposes.

Those purposes are described in the Project Agreement entered into between the Grantor and the State of Washington through the Salmon Recovery Funding Board, titled Skagit Floodplain Acquisition and Restoration, Project Number 07-1783P signed by the Grantor on the 19<sup>th</sup> day of May, 2008, and by the Salmon Recovery Funding Board on the 17<sup>th</sup> day of April, 2008, and the application and supporting materials which are on file with the Grantor and the State in connection with the Project Agreement.



The Grantor will not make or permit to be made any use of the real property described in this deed, or any part of it, which is inconsistent with the right to use for salmon recovery and conservation purposes herein granted unless the State, through the Salmon Recovery Funding Board or its successors, consents to the inconsistent use. This consent shall be granted only upon the following conditions, which will ensure other land will be substituted.

The conditions are that the substituted salmon recovery and conservation land must be: (1) of at least equal fair market value at the time of change of use and of as nearly as feasible equivalent (2) qualities, (3) characteristics and (4) location for salmon recovery and conservation purposes for which state assistance was originally granted.

The real property covered by this deed is described as follows:

PARCEL "A":

Government Lot 2, and the Southwest 1/4 of the Northeast 1/4 of Section 11, Township 34 North, Range 9 East, W.M.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

That portion of the Southeast 1/4 of the Northwest 1/4 of Section 11, Township 34 North, Range 9 East, W.M., lying between the present East boundary of the Sauk Valley Road No. XCII and the West boundary of the Southwest 1/4 of the Northeast 1/4 of said Section 11, and more particularly described as follows:

Beginning at the center of said Section 11, Township 34 North, Range 9 East, W.M.;  
thence West a distance of 34.4 feet to the East boundary of said Sauk Valley County Road;  
thence along the Easterly boundary of said County road, North 18°30' West 383 feet;  
thence North 32°30' West 275.7 feet;  
thence North 16°00' West 89.9 feet;  
thence North 2°30' East 279 feet;  
thence North 26°00' East 165.7 feet;  
thence North 29°00' West 143.7 feet;  
thence North 89°00' East 294.0 feet to the Northeast corner of said Southeast 1/4 of the Northwest 1/4;  
thence South 0°52' East along the East line of said Southeast 1/4 of the Northwest 1/4  
1222.5 feet to the point of beginning.

Page 2

  
201008020111  
Skagit County Auditor  
8/2/2010 Page 2 of 4 3:48PM



PARCEL "B" Continued:

TOGETHER WITH a perpetual right-of-way and easement for water line from a spring located approximately 40 feet East of County road along the West line of tract hereinafter described and 600 feet South of the North line of said tract; to go along the pipe line as it existed on September 16, 1960, from said spring to the North line of the tract hereinafter described.

AND AN EASEMENT to enter upon said tract to inspect, repair and maintain said pipe line;

AND AN EASEMENT for the exclusive use of water from said spring and right to enter upon said tract to inspect, maintain, repair and install anything necessary to the appropriation of water from said spring, all as set forth and reserved in Deed from Ben B. Gross, et ux, to William G. Reed, et al, as Trustees of the Simpson Employees Retirement Trust dated September 16, 1960, filed September 22, 1960, as File No. 599052 and recorded in Volume 312 of Deeds, at page 12, covering the following described line:

That portion of the North 1/2 of the Southeast 1/4 of Section 11, Township 34 North, Range 9 East, W.M., lying Easterly of County road,

EXCEPT County road right-of-way;

AND EXCEPT the following described tract:

Beginning at the Northeast corner of the North 1/2 of the Southeast 1/4;  
thence South 742.5 feet;  
thence West 660 feet;  
thence North to a point 20 feet South of the North line of said North 1/2 of the Southeast 1/4;  
thence West parallel with the North line of said North 1/2 of the Southeast 1/4 to intersect with the old County road;  
thence Northerly along said County road to the North line of said North 1/2 of the Southeast 1/4;  
thence East to the true point of beginning.

Situate in the County of Skagit, State of Washington.



AFTER RECORDING MAIL TO:  
Seattle City Light  
Real Estate Services, SMT 3012  
Attention: Mary Davis  
700 - 5<sup>th</sup> Ave., Suite 3300  
P.O. Box 34023  
Seattle, WA 98124-9871



201007300097  
Skagit County Auditor

7/30/2010 Page 1 of 3 1:51PM

Filed for Record at Request of:

LAND TITLE OF SKAGIT COUNTY

135484-0

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S)** Clifford R. Mulberg, as his separate property, for and in consideration of Ten Dollars and other good and valuable considerations, in hand paid, conveys, and warrants to **CITY OF SEATTLE, a Municipal corporation acting by and through the Seattle City Light Department**, the following described real estate legally described in Exhibit A.

Abbreviated Legal: Lot 8, Carefree Acres, Sub. No. 1

**SUBJECT TO:** Easements, Reservations, Covenants, Conditions, Restrictions and Agreements of record.

Assessor's Property Tax Parcel/Account Number: P63489

2361  
SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

JUL 30 2010

Amount Paid \$ 334.30  
Skagit Co. Treasurer  
By *Man* Deputy



Dated: 7/29/10

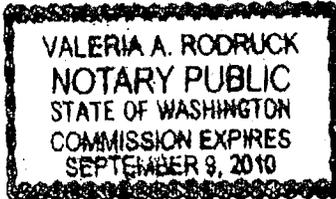
By: Clifford R. Mulberg  
Clifford R. Mulberg

STATE OF WASHINGTON )  
COUNTY OF King )-ss

I certify that I know or have satisfactory evidence that Clifford R. Mulberg, is the person who appeared before me, and said persons acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 7/29/10

Valeria A. Rodruck  
Name: Valeria A. Rodruck  
Notary Public in and for the state of Washington  
My appointment expires: 9/9/10



**EXHIBIT A**  
**DESCRIPTION:**

Lot 8, "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington,

TOGETHER WITH that portion of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 23, Township 35 North, Range 10 East, W.M., lying North of the North line of said plat and lying East of the West line of said Lot 8 produced North and lying West of the East line of said Lot 8 produced North.

ALSO TOGETHER WITH that portion of Government Lot 6, Section 23, Township 35 North, Range 10 East, W.M., lying East of the West line of said Lot 8 produced North and lying West of an existing slough as said slough existed on April 3, 1968, and as referred to in that certain document recorded April 16, 1968, under Auditor's File No. 712500, records of said County and lying South of the Skagit River.

Situate in the County of Skagit, State of Washington.

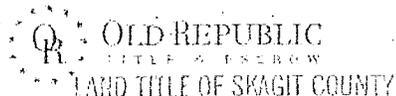




200909240089  
Skagit County Auditor

9/24/2009 Page 1 of 4 3:26PM

AFTER RECORDING MAIL TO:  
Seattle City Light  
Real Estate Services  
Attention: Mary Davis  
700 5th Avenue, Suite 3300  
P.O. Box 34023  
Seattle, WA. 98124-4023  
Filed for Record at Request of:



*132630-000* STATUTORY WARRANTY DEED

THE GRANTOR(S) RICHARD M. PETRICH AND LORELEI S. PETRICH, husband and wife, for and in consideration of Ten Dollars and other good and valuable considerations, in hand paid, conveys, and warrants to **CITY OF SEATTLE ACTING BY AND THROUGH SEATTLE CITY LIGHT** the following described real estate, situated in the County of Skagit, State of Washington:

Abbreviated Legal Description: Ptn S 1/2 of NE 1/4 & Ptn Gov. Lots 1 & 2, 30-35-10 E W.M., and more fully described on attached Exhibit "A"

SUBJECT TO: Easements, Reservations, Covenants, Conditions, Restrictions and Agreements of record, and fully set forth under attached Exhibit 'B'

Assessor's Property Tax Parcel/Account Number: 351030-0-022-0005 Property ID Number P45671

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

Dated: *September 24, 2009*

SEP 24 2009

Amount Paid to  
Skagit Co. Treasurer  
by Deputy



EXHIBIT 'B'

Exceptions and Reservations as contained in instrument recorded April 4, 1894 Auditor's No. 19103 (Volume 28 / page 536) executed by Alexander Conrad and Catherine Conrad, husband and wife as follows: Except 20 foot square in Lot 1 where the remains of children are buried.

Any prohibition of or limitation of use, occupancy or improvement of the land resulting from the rights of the public or riparian owners to use any portion which is now, or has formerly been, covered by water.

Right of use, control, or regulation by the United States of America in the exercise of power over navigation.

Any question that may arise due to shifting or change in the course of the Skagit River or due to said river having shifted or changed its course.

Right of the State of Washington in and to that portion of the property described herein, if any, lying in the bed or former bed of the Skagit River, if navigable.

END OF EXHIBIT 'B'



-- Denise Krownbell  
-- SCL ESA Lands Deed Acceptance ATT F  
-- February 3, 2001  
-- Version-1

EXHIBIT "A"

That portion of the following described tract lying Southerly of New State Highway 20;

That portion of the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  and of Government Lots 1 and 2 in Section 30, Township 35 North, Range 10 East, W.M., described as follows:

Beginning at the one-sixteenth corner of the Northeast  $\frac{1}{4}$  of said Section 30 and between Sections 29 and 30, Township 35 North, Range 10 East, W.M.;

thence North  $89^{\circ}57'$  West along the one-sixteenth line 2,640 feet to the centerline of said Section 30;  
thence South 1,182.5 feet along the centerline of said Section 30 to the South side of the Old State Highway;

thence North  $87^{\circ}30'$  East 531.5 feet along said Old State Highway to the true point of beginning;

thence South  $14^{\circ}51'$  East 988.6 feet;

thence North  $67^{\circ}15'$  East to the quarter corner between said Sections 50 and 29;

thence North to the South line of the Old State Highway;

thence Southwesterly along the Southern line of the Old State Highway to the true point of beginning.

EXCEPT County road.

AND EXCEPT City of Seattle rights of way.

AND ALSO EXCEPT that portion of Government Lot 1 and 2 of said Section 30 lying South of the channel of the Skagit River as the same existed on September 3, 1946.

AND ALSO EXCEPT that portion of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and of Government Lot 2 of said Section 30, lying between Secondary State Highway 17-A (now State Highway No. 20) as the same is now established and staked upon the ground according to the field notes now on file in the Office of the Director of State Highways, Olympia, Washington and the City of Seattle Railway right of way as shown in Skagit County Condemnation Proceeding No. 9510, Verdict No. 8.

AND ALSO EXCEPT all that portion conveyed to the State of Washington, the Department of Game by Our Claim Deed recorded under Auditor's File No. 669849, records of Skagit County, Washington,

Situate in the County of Skagit, State of Washington.







201011220162  
Skagit County Auditor

11/22/2010 Page 1 of 3 3:4

After recording, please return to:

Washington State Salmon Recovery Board  
P. O. Box 40917  
Olympia, WA 98504-0917

LAND TITLE OF SKAGIT COUNTY

ACCOMMODATION RECORDING

Document Title: Deed of Right to Use Land for Salmon Recovery

Grantor: City of Seattle, acting by and through Seattle City Light Department

Grantee: Washington State

Abbreviated Legal: Ptn S 1/2 of NE 1/4 & Ptn Gov. Lots 1 & 2, 30-35-10 E W. M., and fully set forth on page 2. Situated in the County of Skagit, State of Washington.

Assessor's Property Tax Parcel/Account Number: P45671

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

DEED OF RIGHT TO USE LAND FOR

SALMON RECOVERY

NOV 22 2010

Amount Paid \$  
Skagit Co. Treasurer  
By *MJM* Deputy

The Grantor, City of Seattle, acting by and through Seattle City Light, for and in consideration of monies coming in whole or in part from the Salmon Recovery Funding Board of the State of Washington and in fulfillment of terms of the Project Agreement identified below, conveys and grants to the State of Washington individually and as the representative of the people of the State, the right to use the real property described below forever for salmon recovery and conservation purposes.

Those purposes are described in the Project Agreement entered into between the Grantor and the State of Washington through the Salmon Recovery Funding Board, titled Skagit Floodplain Habitat Acquisition Phase II, Project Number 09-1448A signed by the Grantor on the 3rd day of March, 2010, and by the Salmon Recovery Funding Board on the 10th day of March, 2010, and the application and supporting materials which are on file with the Grantor and the State in connection with the Project Agreement.

The Grantor will not make or permit to be made any use of the real property described in this deed, or any part of it, which is inconsistent with the right to use for salmon recovery and conservation purposes herein granted unless the State, through the Salmon Recovery Funding



Board or its successors, consents to the inconsistent use. This consent shall be granted only upon the following conditions, which will ensure other land will be substituted.

The conditions are that the substituted salmon recovery and conservation land must be: (1) of at least equal fair market value at the time of change of use and of as nearly as feasible equivalent (2) qualities, (3) characteristics and (4) location for salmon recovery and conservation purposes for which state assistance was originally granted.

The real property covered by this deed is described as follows:

That portion of the following described tract lying Southerly of New State Highway 20;  
That portion of the South  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  and of Government Lots 1 and 2 in Section 30, Township 35 North, Range 10 East, W.M. described as follows:

Beginning at the one-sixteenth corner of the Northeast  $\frac{1}{4}$  of said Section 30 and between Sections 29 and 30, Township 35 North, Range 10 East, W.M.;  
thence North  $89^{\circ}57'$  West along one-sixteenth line 2,640 feet to the centerline of said Section 30;  
thence South 1,182.5 feet along the centerline of said Section 30 to the South side of the Old State Highway;  
thence North  $87^{\circ}30'$  East 531.5 feet along said Old State Highway to the true point of beginning;  
thence South  $14^{\circ}51'$  East 988.6 feet;  
thence North  $67^{\circ}15'$  East to the quarter corner between said Sections 30 and 29;  
thence North to the South line of the Old State Highway;  
thence Southwesterly along the Southerly line of the Old State Highway to the true point of beginning.

EXCEPT County road,

AND EXCEPT City of Seattle rights of way,

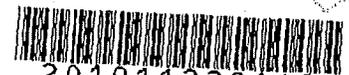
AND ALSO EXCEPT that portion of Government Lots 1 and 2 of said Section 30 lying South of the channel of the Skagit River as the same existed on September 3, 1946;

AND ALSO EXCEPT that portion of the Southwest  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  and of Government Lot 2 of said Section 30, lying between Secondary State Highway 17-A (now State Highway No. 20) as the same is now established and staked upon the ground according to field notes now on file in the Office of the Director of State Highways, Olympia, Washington and the City of Seattle Railway right of way as secured in Skagit County Condemnation Proceeding No. 9510, Verdict No. 8,

AND ALSO EXCEPT all the portion conveyed to the State of Washington, the Department of Game by Quit Claim Deed recorded under Auditor's File No. 669849, records of Skagit County, Washington.

Attachment G to the SCL ESA Lands Deed Acceptance ORD

Situate in the County of Skagit, State of Washington.



201011220162

Skagit County Auditor

11/22/2010 Page

2 of





AFTER RECORDING MAIL TO:  
Seattle City Light  
Real Estate Services, SMT 3012  
Attention: Mary Davis  
700 - 5<sup>th</sup> Ave., Suite 3300  
P.O. Box 34023  
Seattle, WA 98124-9871



201008060026

Skagit County Auditor

8/6/2010 Page 1 of 4 9:58AM

Filed for Record at Request of:

LAND TITLE OF SKAGIT COUNTY

133659-0W

**STATUTORY WARRANTY DEED**

**THE GRANTOR(S)** Barbara A. Thompson, as her separate property, for and in consideration of Ten Dollars and other good and valuable considerations, in hand paid, conveys, and warrants to **CITY OF SEATTLE, a Municipal corporation acting by and through the Seattle City Light Department**, the following described real estate legally described in Exhibit A.

Abbreviated Legal: Ptn GL 5 & 6 14-35-7 E; Ptn GL 4 15-35-7 E; Ptn GL 1 & SE ¼ NE ¼ 22-35-7 E; & Ptn NW ¼ NW ¼ 23-35-7 EWM as Exhibit A.

**SUBJECT TO:** Easements, Reservations, Covenants, Conditions, Restrictions and Agreements of record.

Assessor's Property Tax Parcel/Account Number: P42596; P119113; P42597; P42598; P42599; P42630; P42641; P42642; P42683; P43126; P43127; P43130; P43153; P43154; P43155

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2380

AUG 06 2010

Amount Paid \$ 11,575.00  
Skagit Co. Treasurer  
By *[Signature]* Deputy



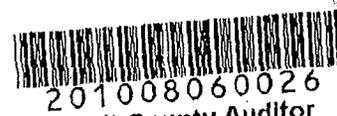
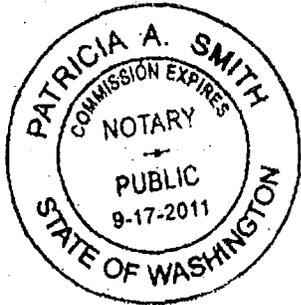
Dated: 7.28.10

By: Barbara Thompson  
Barbara A. Thompson

STATE OF WASHINGTON )  
COUNTY OF Skagit )-ss

I certify that I know or have satisfactory evidence that BARBARA A. THOMPSON, is the person who appeared before me, and said persons acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: July 28, 2010  
Patricia A. Smith  
Name: Patricia A. Smith  
Notary Public in and for the state of Washington  
My appointment expires: Sept 17, 2011



DESCRIPTION:

EXHIBIT A

PARCEL "A":

Government Lots 5 and 6 of Section 14, Township 35 North, Range 7 East, W.M.,

EXCEPT that portion thereof conveyed to Puget Sound & Cascade Railway Company, a corporation, by deeds recorded May 12, 1922, under Auditor's File Nos. 156295 and 156297 in Volume 125 of Deeds, pages 576 and 582, respectively, (subsequently conveyed to Skagit County for highway purposes by deed recorded December 16, 1953, under Auditor's File No. 496313);

AND EXCEPT the following described tracts:

- 1.) Beginning at the Southeast corner of those premises conveyed to Catherine Jane Pulsipher by deed dated March 16, 1929, filed April 16, 1935, under Auditor's File No. 269000, and recorded in Volume 167 of Deeds at page 171; thence North  $81^{\circ}30'$  East 107 feet; thence North 270 feet to the Southerly line of the County Road; thence Westerly along said Southerly line 100 feet to the East boundary of said Pulsipher premises; thence South along said East boundary line to the point of beginning.
- 2.) Beginning at the most Northerly corner of said premises as thus conveyed to Leslie G. Savage by deed recorded July 7, 1908 under Auditor's File No. 68514 in Volume 73 of Deeds, page 494; thence South  $20^{\circ}$  East to the Southerly line of a road near the Northerly end of said Government Lot 6, which road is known as the G. L. Savage Road; thence Westerly along the Southerly line of said road 138 feet to the true point of beginning; thence Easterly along the Southerly line of said road 138 feet; thence South  $20^{\circ}$  East 120 feet; thence West in a straight line to a point which lies due South from the true point of beginning; thence North in a straight line to the true point of beginning.
- 3.) Beginning at the Southwest corner of said Government Lot 5; thence East, along the South boundary of said Government Lot 660 feet; thence North parallel with the West boundary of said Government Lot 5, a distance of 1,118 feet to the true point of beginning; thence West 85 feet; thence North  $35^{\circ}$  West 385 feet to the Southerly bank of the Skagit River; thence East along said Southerly bank 150 feet; thence South 415 feet to the true point of beginning.
- 4.) That portion of Government Lot 5 lying within existing fence lines as conveyed to Nadine M. Hunter et al by deed recorded July 8, 1982, under Auditor's File No. 8207080038, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Government Lot 4 of Section 15, Township 35 North, Range 7 East, W.M.,

EXCEPT roads.

Situate in the County of Skagit, State of Washington.

Attachment H to the SCL ESA Lands Deed Acceptance ORD



DESCRIPTION CONTINUED: **EXHIBIT A (page two)**

PARCEL "C":

That portion of Government Lot 1 and of the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  of Section 22, Township 35 North, Range 7 East, W.M., lying Easterly of the Creek.

EXCEPT roads:

EXCEPT that portion deeded to the Puget Sound and Cascade Railway Company, a corporation, by deed dated October 18, 1921, filed November 12, 1922, under Auditor's File No. 155296 and recorded in Volume 125 of Deeds at page 577, (subsequently conveyed to Skagit County for road purposes by deed recorded December 12, 1953, under Auditor's File No. 496313):

AND EXCEPT those portions of said premises described as follows:

1.) Beginning at a point on the South bank of the Skagit River as the same existed on May 20, 1916, which point is South 57°15' West 1,387.6 feet distant from the Northeast corner of said Section; thence South 37°27' East 238 feet to an alder tree, 24 inches, more or less, in diameter, as thus designated in deed to W. A. McLean, et ux, dated May 20, 1916, filed October 13, 1916, under Auditor's File No. 155516, and recorded in Volume 105 of Deeds at page 87; thence East 173 feet; thence South 369.7 feet; thence South 80°20' West 200.5 feet; thence North 38°46' West 510 feet, more or less, to the South Bank of Skagit River; thence Northeasterly along said River Bank 277 feet, more or less, to the point of beginning.

2.) That part of said Government Lot 1 and the Southeast  $\frac{1}{4}$  of the Northeast  $\frac{1}{4}$  embraced within the boundaries of those lands conveyed to J. W. Johnson by deed dated July 14, 1911 and recorded August 24, 1911 under Auditor's File No. 86241 in Volume 86 of Deeds, page 38, records of Skagit County, Washington.

3.) That portion thereof, if any, lying within those certain accreted lands quieted in Lawrence Oseran and Grace Oseran, husband and wife, by Skagit County Superior Court Cause No. 36149.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

The Northwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 23, Township 35 North, Range 7 East, W.M.,

EXCEPT roads:

AND EXCEPT those portions of said premises conveyed to Puget Sound and Cascade Railway Company, a corporation, by deeds dated August 11, 1921, and October 18, 1921, filed on May 12, 1922 under Auditor's File Nos. 156295 and 156296, and recorded in Volume 125 of Deeds at pages 576 and 577, respectively, (subsequently conveyed to Skagit County for road purposes by deed recorded December 12, 1953, under Auditor's File No. 496313).

Situate in the County of Skagit, State of Washington.

Attachment H to the SCL ESA Lands Deed Acceptance ORD



After recording, please return to:

Washington State Salmon Recovery Funding Board  
P. O. Box 40917  
Olympia, WA 98504-0917



201008060027  
Skagit County Auditor

8/6/2010 Page 1 of 5 9:58AM

LAND TITLE OF SKAGIT COUNTY

133657-0W

Document Title: Deed of Right to Use Land For Salmon Recovery

Grantor: City of Seattle, acting by and through Seattle City Light Department

Grantee: Washington State

Abbreviated Legal: Ptn GL 5 & 6 14-35-7 E; Ptn GL 4 15-35-7 E.; Ptn GL 1 & SE1/4NE1/4 22-35-7 E; & Ptn NW1/4NW1/4 23-35-7 E W.M. and fully set forth on pages 2 through 4. Situated in the County of Skagit, State of Washington

Assessor's Property Tax Parcel/Account Numbers: P42596, P119113, P42597, P42598, P42599, P42630, P42641, P42642, P42683, P43126, P43127, P43130, P43153, P43154, and P43155.

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

AUG 06 2010

Amount Paid \$  
By *MDM* Skagit Co. Treasurer Deputy

### DEED OF RIGHT TO USE LAND FOR SALMON RECOVERY

The Grantor, Seattle City Light for and in consideration of monies coming in whole or in part from the Salmon Recovery Funding Board of the State of Washington and in fulfillment of terms of the Project Agreement identified below, conveys and grants to the State of Washington individually and as the representative of the people of the State, the right to use the real property described below forever for salmon recovery and conservation purposes.



Those purposes are described in the Project Agreement entered into between the Grantor and the State of Washington through the Salmon Recovery Funding Board, titled Savage Slough Acquisition and Restoration, Project Number 09-1450C signed by the Grantor on the 23<sup>rd</sup> day of December, 2009, and by the Salmon Recovery Funding Board on the 5<sup>th</sup> day of January, 2010, and the application and supporting materials which are on file with the Grantor and the State in connection with the Project Agreement.

The Grantor will not make or permit to be made any use of the real property described in this deed, or any part of it, which is inconsistent with the right to use for salmon recovery and conservation purposes herein granted unless the State, through the Salmon Recovery Funding Board or its successors, consents to the inconsistent use. This consent shall be granted only upon the following conditions, which will ensure other land will be substituted.

The conditions are that the substituted salmon recovery and conservation land must be: (1) of at least equal fair market value at the time of change of use and of as nearly as feasible equivalent (2) qualities, (3) characteristics and (4) location for salmon recovery and conservation purposes for which state assistance was originally granted.

The real property covered by this deed is described as follows:

PARCEL "A":

Government Lots 5 and 6 of Section 14, Township 35 North, Range 7 East, W.M.,

EXCEPT that portion thereof conveyed to Puget Sound & Cascade Railway Company, a corporation, by deeds recorded May 12, 1922, under Auditor's File Nos. 156295 and 156297 in Volume 125 of Deeds, pages 576 and 582, respectively, (subsequently conveyed to Skagit County for highway purposes by deed recorded December 16, 1953, under Auditor's File No. 496313);

AND EXCEPT the following described tracts:

1.) Beginning at the Southeast corner of those premises conveyed to Catherine Jane Pulsipher by deed dated March 16, 1929, filed April 16, 1935, under Auditor's File No. 269000, and recorded in Volume 167 of Deeds at page 171; thence North 81°30' East 107 feet; thence North 270 feet to the Southerly line of the County Road; thence Westerly along said Southerly line 100 feet to the East boundary of said Pulsipher premises; thence South along said East boundary line to the point of beginning.



2.) Beginning at the most Northerly corner of said premises as thus conveyed to Leslie G. Savage by deed recorded July 7, 1908 under Auditor's File No. 68314 in Volume 73 of Deeds, page 494; thence South 20° East to the Southerly line of a road near the Northerly end of said Government Lot 6, which road is known as the G. L. Savage Road; thence Westerly along the Southerly line of said road 138 feet to the true point of beginning; thence Easterly along the Southerly line of said road 138 feet; thence South 20° East 120 feet; thence West in a straight line to a point which lies due South from the true point of beginning; thence North in a straight line to the true point of beginning.

3.) Beginning at the Southwest corner of said Government Lot 5; thence East, along the South boundary of said Government Lot 660 feet; thence North parallel with the West boundary of said Government Lot 5, a distance of 1,118 feet to the true point of beginning; thence West 85 feet; thence North 35° West 385 feet to the Southerly bank of the Skagit River; thence East along said Southerly bank 150 feet; thence South 415 feet to the true point of beginning.

4.) That portion of Government Lot 5 lying within existing fence lines as conveyed to Nadine M. Hunter et al by deed recorded July 8, 1982, under Auditor's File No. 8207080038, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

PARCEL "B":

Government Lot 4 of Section 15, Township 35 North, Range 7 East, W.M.,

EXCEPT roads.

Situate in the County of Skagit, State of Washington.

PARCEL "C":

That portion of Government Lot 1 and of the Southeast 1/4 of the Northeast 1/4 of Section 22, Township 35 North, Range 7 East, W.M., lying Easterly of the Creek,

EXCEPT roads;



EXCEPT that portion deeded to the Puget Sound and Cascade Railway Company, a corporation, by deed dated October 18, 1921, filed November 12, 1922, under Auditor's File No. 155296 and recorded in Volume 125 of Deeds at page 577, (subsequently conveyed to Skagit County for road purposes by deed recorded December 12, 1953, under Auditor's File No. 496313);

AND EXCEPT those portions of said premises described as follows:

- 1.) Beginning at a point on the South bank of the Skagit River as the same existed on May 20, 1916, which point is South 57°15' West 1,387.6 feet distant from the Northeast corner of said Section; thence South 37°27' East 238 feet to an alder tree, 24 inches, more or less, in diameter, as thus designated in deed to W. A. McLean, et ux, dated May 20, 1916, filed October 13, 1916, under Auditor's File No. 155516, and recorded in Volume 105 of Deeds at page 87; thence East 173 feet; thence South 369.7 feet; thence South 80°20' West 200.5 feet; thence North 38°46' West 510 feet, more or less, to the South Bank of Skagit River; thence Northeasterly along said River Bank 277 feet, more or less, to the point of beginning.
- 2.) That part of said Government Lot 1 and the Southeast 1/4 of the Northeast 1/4 embraced within the boundaries of those lands conveyed to J. W. Johnson by deed dated July 14, 1911 and recorded August 24, 1911 under Auditor's File No. 86241 in Volume 86 of Deeds, page 38, records of Skagit County, Washington.
- 3.) That portion thereof, if any, lying within those certain accreted lands quieted in Lawrence Oseran and Grace Oseran, husband and wife, by Skagit County Superior Court Cause No. 36149.

Situate in the County of Skagit, State of Washington.

PARCEL "D":

The Northwest 1/4 of the Northwest 1/4 of Section 23, Township 35 North, Range 7 East, W.M.,

EXCEPT roads;

AND EXCEPT those portions of said premises conveyed to Puget Sound and Cascade Railway Company, a corporation, by deeds dated August 11, 1921, and October 18, 1921, filed on May 12, 1922 under Auditor's File Nos. 156295 and 156296, and recorded in Volume 125 of Deeds at pages 576 and 577, respectively, (subsequently conveyed to Skagit County for road purposes by deed recorded December 12, 1953, under Auditor's File No. 496313).

Situate in the County of Skagit, State of Washington.



AFTER RECORDING MAIL TO:  
Seattle City Light  
Real Estate Services, SMT 3012  
Attention: Mary Davis  
700 - 5<sup>th</sup> Ave., Suite 3300  
P.O. Box 34023  
Seattle, WA 98124-9871



201008030065  
Skagit County Auditor  
8/3/2010 Page 1 of 4 3:46PM

Filed for Record at Request of:  
LAND TITLE OF SKAGIT COUNTY

135483-0

### STATUTORY WARRANTY DEED

**THE GRANTOR(S)** RIVERLAND, LLC, a Washington limited liability company, for and in consideration of Ten Dollars and other good and valuable considerations, in hand paid, conveys, and warrants to **CITY OF SEATTLE, a Municipal corporation acting by and through the Seattle City Light Department**, the following described real estate legally described in Exhibit A.

Abbreviated Legal: Tracts 4 & 7 Assessor's Plat of Stafford's Skagit River Tracts; Lots 5,6,9-17,23,39-42,44,46-47,49-50,57-58,61-63, Carefree Acres Sub. No. 1; Ptn SE1/4 of SW1/4 & NW 1/4 of SW 1/4 & GL6 in 23-35-10 EWM

**SUBJECT TO:** Easements, Reservations, Covenants, Conditions, Restrictions and Agreements of record.

Assessor's Property Tax Parcel/Account Number: P69743; P69746; P63487; P102288; P63490; P63491; P63493; P63494; P63495; P63496; P63497; P63498; P63504; P63520; P63521; P63522; P63523 P63525; P63527; P63528; P63530; P63531; P63538; P63539; P63542; P63543; P63544; and P63492

SKAGIT COUNTY WASHINGTON  
REAL ESTATE EXCISE TAX

2349

AUG 03 2010

Amount Paid \$ 4170.<sup>00</sup>  
Skagit Co. Treasurer  
By *WAM* Deputy



Dated: 8-2-10

By: Melinda Wade member  
Melinda Wade, Member

By: [Signature] Member  
Michael Wade, Jr., Member

On this 2 day of August, 2010, before me personally appeared Melinda Wade and Michael Wade, Jr., to me known to be the Members and authorized agents of RIVERLAND, L.L.C. who executed the within and foregoing instrument, and acknowledged that said instrument was the free and voluntary act and deed of said limited liability company for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute said instrument.

Given under my hand and official seal the day and year in this certificate above written."

Dated: 8-2-10

Valeria A. Rodruck  
Name: Valeria A. Rodruck  
Notary Public in and for the State of Washington  
My appointment expires: 9-9-10

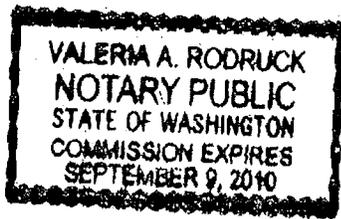


Exhibit A

DESCRIPTION:

Parcel A

Tract 4, "ASSESSOR'S PLAT OF STAFFORD'S SKAGIT RIVER TRACTS", as per plat recorded in Volume 9 of Plats, page 103, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington.

Parcel B

Tract 7 of "ASSESSOR'S PLAT OF STAFFORD'S SKAGIT RIVER TRACTS", as per plat recorded in Volume 9 of Plats, page 103, records of Skagit County, Washington;

EXCEPT all oil, coal, gas and minerals as reserved in deed dated August 29, 1949, and recorded September 6, 1949, under Auditor's File No. 435450;

TOGETHER WITH non-exclusive easement for ingress, and egress over and across the following described tract:

1. All private roadways designated as Tracts "A", "B", and "C" as shown on the Plat of "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington.
2. The Westerly 60 feet of Tract 8 (as measured at right angles to the West line of said lot) of said "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington.
3. A 60 foot strip of land running over and across Government Lots 5 and 6 and the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 23, Township 35 North, Range 10 East, W.M., connecting said above described main tracts to those certain easements in the Plat of "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", above described as more particularly shown on the face of said "ASSESSOR'S PLAT OF STAFFORD'S SKAGIT RIVER TRACTS".

Situate in the County of Skagit, State of Washington.

Parcel C

Lots 5, 6, 13, 14, 15, 16, 17, 23, 39, 40, 41, 42, 44, 46, 47, 49, 50, 57, 58, 61, 62 and 63 "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON," as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington.

Situate in the County of Skagit, State of Washington Attachment J to the SCL ESA Lands Deed Acceptance ORD



DESCRIPTION CONTINUED:

**Parcel D**

Lots 9 and 10, "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington.

TOGETHER WITH that portion of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and of Government Lot 6 of Section 23, Township 35 North, Range 10 East, W.M., lying North of the North line of said plat, South of the Skagit River, and lying between the Northerly extension of the Easterly line of Lot 9 and the Northerly extension of the Westerly line of Lot 10 of said plat.

Situate in the County of Skagit, State of Washington.

**Parcel E**

Lot 11, "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington.

TOGETHER WITH that portion of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and of Government Lot 6 of Section 23, Township 35 North, Range 10 East, W.M., lying North of the North line of said plat, South of the Skagit River, and lying between the Northerly extension of the Easterly and Westerly lines of Lot 11 of said plat.

Situate in the County of Skagit, State of Washington.

**Parcel F**

Lot 12, "CAREFREE ACRES, SUBDIVISION NO. 1, SKAGIT COUNTY, WASHINGTON", as per plat recorded in Volume 8 of Plats, page 62, records of Skagit County, Washington.

TOGETHER WITH that portion of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  and of Government Lot 6 of Section 23, Township 35 North, Range 10 East, W.M., lying North of the North line of said plat, South of the Skagit River, and lying Westerly of the Northerly extension of the Easterly line of Lot 12 of said plat.

Situate in the County of Skagit, State of Washington.



**FISCAL NOTE FOR CAPITAL PROJECTS ONLY**

<b>Department:</b>	<b>Contact Person/Phone:</b>	<b>CBO Analyst/Phone:</b>
Seattle City Light	Denise Krownbell/5-1127	Calvin Chow/4-4652

**Legislation Title:** AN ORDINANCE relating to the City Light Department; accepting Deeds to the Blacks Wholesale Distributing, Inc., in King County and the Goodyear Nelson, Granstrom, Mulberg, Petrich, Thompson, and Riverland LLC properties in Skagit County, Washington, for salmonid habitat protection purposes, ratifying the grants of Deeds of Right to the State of Washington on the Granstrom, Petrich and Thompson properties for salmon recovery and conservation purposes; placing said lands under the jurisdiction of the City Light Department; and ratifying and confirming certain prior acts.

**Summary and background of the Legislation:**

This legislation authorizes the Superintendent to accept Deeds to the Blacks Wholesale Distributing, Inc. property in King County and the Goodyear Nelson, Granstrom, Mulberg, Petrich, Thompson, and Riverland LLC properties in Skagit County, Washington. The legislation also ratifies the grants of Deeds of Right to the State of Washington on the Granstrom, Petrich and Thompson properties, and are required by the granting agency and describe the conditions under which these properties may be used or sold. The properties subject to this legislation were purchased as part of SCL's Endangered Species Act (ESA) Early Action Program under the authority of Ordinance 121114. Funding for property acquisition included \$689,000 in SCL funds and \$739,000 from the Salmon Recovery Funding Board. This legislation places the acquired properties under the jurisdiction of the City Light Department. The funding for these acquisitions was already budgeted and does not require a new appropriation.

<b>Project Name:</b>	<b>Project I.D.:</b>	<b>Project Location:</b>	<b>Start Date:</b>	<b>End Date:</b>
Endangered Species Mitigation	6990	King County and Skagit County	2000	2016

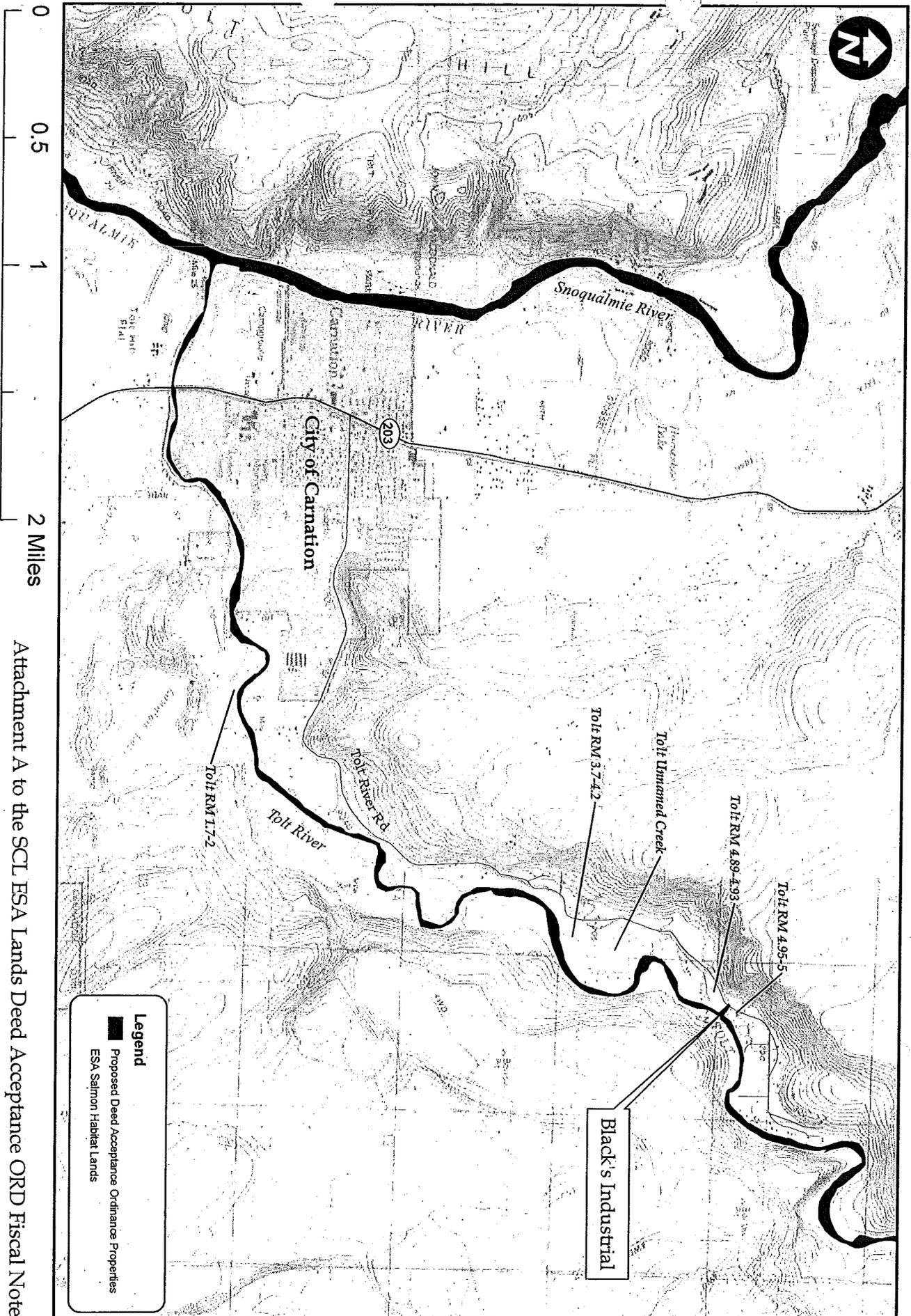
**X This legislation does not have any financial implications.**

**List attachments to the fiscal note below:**

Attachment A to FiscalCAPITALtemplate\_SCL ESA Lands Deed Acceptance ORD

Attachment B to FiscalCAPITALtemplate\_SCL ESA Lands Deed Acceptance ORD





Attachment A to the SCL ESA Lands Deed Acceptance ORD Fiscal Note





City of Seattle  
Office of the Mayor

March 8, 2011

Honorable Richard Conlin  
President  
Seattle City Council  
City Hall, 2<sup>nd</sup> Floor

Dear Council President Conlin:

I am pleased to transmit the proposed Council Bill which would authorize Seattle City Light to accept Statutory Warranty Deeds to one property in King County and six properties in Skagit County, Washington, for salmonid habitat protection purposes. These properties were purchased in 2009 and 2010 pursuant to the authority of Ordinance 121114. The Bill also authorizes grant of Deeds of Right to the State of Washington for three properties to fulfill Salmon Recovery Funding Board grant requirements. Passage of this legislation will further demonstrate the City of Seattle's commitment through the ESA Program to salmon recovery and habitat preservation for the benefit of its citizens and future generations.

In total, SCL purchased 0.5 acres in the Tolt watershed and 343 acres in the Skagit watershed with \$689,000 in SCL funds and \$739,000 in grant funds from the Salmon Recovery Funding Board. Each of these purchases has allowed the City of Seattle to protect important areas for Chinook spawning in the Skagit and Tolt watersheds. The Thompson purchase will protect over 212 acres of a wide variety of habitats, including spawning areas in both the Skagit River and Savage Creek and a wetland complex. With the Granstrom purchase, the last privately held property on the left bank of the lower Sauk River is now in public hands, contiguous with other holdings by the US Forest Service and The Nature Conservancy and protecting a 2.5 mile section of the Sauk River.

These acquisitions support the Puget Sound Chinook Recovery Plan's goal of protecting Chinook spawning and rearing areas through key acquisitions and the Puget Sound Partnership's Action Agenda for recovering Puget Sound. Thank you for your consideration of this legislation. Should you have questions, please contact Lynn Best at 386-4586.

Sincerely,

Michael McGinn  
Mayor of Seattle

cc: Honorable Members of the Seattle City Council

Michael McGinn, Mayor  
Office of the Mayor  
600 Fourth Avenue, 7<sup>th</sup> Floor  
PO Box 94749  
Seattle, WA 98124-4749

Tel (206) 684-4000  
Fax (206) 684-5360  
TDD (206) 615-0476  
mike.mcgin@seattle.gov

